

Village of Camillus
Special Meeting
January 1, 2012

Present: Mayor Patricia J. Butler Attorney: Robert J. Allan
 Trustee James Palumbo
 Trustee Ann Eckert
 Trustee Timothy Stapleton 11 people in attendance

Mayor Butler opened the meeting at 3:00 p.m. by leading the "Pledge of Allegiance"

MAYOR'S ANNOUNCEMENTS

Mayor Butler welcomed everyone and wished them a Happy New Year. She stated this is the first meeting with the new Board of Trustees.

Mayor Butler read a resignation letter from Anthony Komuda dated December 23, 2011 who resigned from the position of Trustee. She stated she accepted this resignation.

Mayor Butler appointed Sharon Norcross as Clerk/Treasurer of the Village of Camillus for a term of four years effective January 1, 2012. Upon motion of Trustee Stapleton, seconded by Trustee Palumbo and unanimously approve the appointment of Sharon Norcross was approved.

Mayor Butler stated that her second appointment is Bridget Yule as Trustee to fill the vacancy left by Anthony Komuda. She also appointed Trustee Yule as Deputy Mayor. Upon motion of Trustee Eckert, seconded by Trustee Palumbo and unanimously approved the Board approved the appointment of Bridget Yule as Trustee and Deputy Mayor.

Attorney Allan stated that the term of office for Trustee Yule will be one year and she will have to run for Trustee at the next election.

Mayor Butler stated that her third appointment Robert J. Allan as the Village Attorney for the Village of Camillus. Upon motion of Trustee Eckert, seconded by Trustee Stapleton and unanimously approved the Board approved Robert J. Allan as the Village Attorney for the Village of Camillus.

Mayor Butler stated that John Williams will continue to serve as the Code Enforcement Officer.

Sharon Norcross and Bridget Yule were sworn in and signed the Oath of Office book.

Upon motion of Trustee Eckert, seconded by Trustee Palumbo and unanimously approved the Syracuse Newspaper and the Eagle Observer were designated as the official newspapers.

Upon motion of Trustee Stapleton, seconded by Trustee Eckert and unanimously approved the Board designated Solvay Bank as the official bank depository.

Mayor Butler stated that there will be one meeting on January 12, 2012 which is the first official meeting but the new schedule for 2012 will be the first and third Mondays will beginning February 6, 2012. Upon motion of Trustee Eckert, seconded by Trustee Stapleton and unanimously approved the Board approved the meeting date of the first and third Monday at 7:00 p.m.

OLD BUSINESS

Mayor Butler stated that she and Trustee Yule had a meeting with last Thursday with Mr. John Tal and Mr. Richard Robb representing Rome Gas, Inc. regarding the gas station at 20 Genesee Street. Mr. Tal had not made any changes that the Board had recommended. They discussed some of the concerns that the residents expressed. Mayor Butler stated she wanted to remove the left hand turn coming out of Newport Road and make the turn right only. Mr. Robb was going to put some changes in place and he will contact this Board with further information by the February 6, 2012 meeting. A discussion was had and Trustee Yule stated she saw the report that came from Onondaga County Planning. The rest of the Board is anxious to review this report also.

Mr. Tal is moving forward with this project. Mayor Butler stated that she is hopeful that the Board can come to a decision by the second meeting in February whether to go forward or put this project to rest.

Attorney Allan stated that there has been some confusion or misunderstanding as to when the official year of the Village of Camillus starts. When the election was changed to November the official year for this Village begins the first Monday after the month of the election. So the official year for this Board started December 5, 2011. The official year will end the first Monday in December of 2012. Your fiscal year begins today. All who have been elected should have been running the last meeting. The Village of Camillus did not get the certification from the Onondaga County Board of Elections that you were formally elected until the middle of December. You can not take office until you have that certification. The last meeting was run by the hold over board which is legal and appropriate, but it caused the new board to loose a month of time. You may want to consider changing your official year to the first Monday in January. Attorney Allan stated that unless the Village runs the elections you will have to wait until the county prepares its certification and you will loose at least a couple of weeks. Attorney Allan stated that this is something to consider as your new year begins, changing your official year to coincide with your fiscal year. Attorney Allan stated that this is not just a simple motion, it is more complicated.

CODE ENFORCEMENT

Mayor Butler asked if John Williams would address the Board because he did not have anyone to report to for some time. She asked if he had any issues he wanted to discuss? Mr. Williams stated that he would like to address the roof. Apparently Mr. Williams has secured an engineering report for the roof for the Village Hall. Mr. Williams feels that the Board could make a decision on a quick fix for the Clerk's office and get it habitable. The rest of the roof will be addressed in the spring. Attorney Allan asked if he would have more information ready for the Board by January 12, 2012? He stated that he could give Attorney Allan a proposal by tomorrow afternoon. Attorney Allan stated that the Board may have to have a special meeting.

Mayor Butler asked Mr. Williams if he had anything further with the project with Rome Gas, Inc.? Mr. Williams stated the Board waited long enough for this project to move forward and the Board should "hold this company to the fire". If the project does not move forward he has principals who want to reopen the gas station just the way it stands today.

Mr. Williams stated he has two E-mails into Mr. Blair regarding the Cutlery building. To his knowledge Green Leaf Holdings still owns that building today. They continue to pay an exorbitant cost to heat and light the building. As you know, the stipulation of the Camillus Fire Department was Green Leaf Holdings would have to maintain the building, and they have been doing that. Mr. Williams stated that by the end of the month Mr. Blair should know if he is going to move forward or if the Cutlery building will remain in the same situation as it was last year.

Mayor Butler stated that she will E-mail Mr. Blair this week and determine the status of the closing on the building and what his plans are for the future. The Board had a concern that if he took over the building would he keep the power on.

Mr. Williams stated that he has a few cars that he is having moved this week.

Trustee Palumbo asked for clarification regarding the gas station at 20 Genesee Street. He asked Mayor Butler if she got the impression that Mr. Tal wanted to back out of this project or are they dragging their feet? Trustee Palumbo did not think they were backing out.

Mayor Butler implied that when they met with Mr. Robb on Thursday the applicant had not made a single change addressing the Board's concerns such as the façade of the building, lighting, noise generated from the car wash, screening and landscaping, restricting the westerly Genesee Street curb cut, architectural detail to mimic the early 20th century and ingress and egress.

Trustee Palumbo stated that the items were questions and concerns from the public and the Board, and not conditions for approval. The lighting was a concern from the neighboring property, the screening was mentioned by a former trustee as this area was a forever green zone, and these items were questions. We were asking them to come back and answer these questions, but they were not conditions for approval. His recollection

was the Board did not give any specifics and he wants to go on record that the Village Board of Trustees supports this project.

Mayor Butler stated that she is supporting this project; however the applicant canceled their last meeting to hold a public hearing for the community. She stated she is stepping into the middle of this project in progress and both Attorney Steven Primo and Code Enforcer John Williams has additional information that she has not seen. It appears that the applicant is not meeting the requests from the Village of Camillus. They did change the coloring of the roof but kept the building cinderblocks instead of bricks. They discussed the trees along the back and they are leaving the trees. They discussed the hours of operations of the car wash will be changed. They stated they would divert the parameter lighting for the neighbors, but they questioned the lighting under the canopy.

Trustee Palumbo stated his recollection was there was no question about the lighting under the canopy, just the parameter lighting extending over to the neighbors. He stated that to leave the building as it is now is unacceptable, it looks atrocious. We are talking with a developer who wants to demolish the building and have a brand new building and he feels the Board should be pursuing this developer.

Mayor Butler stated that Onondaga County Planning responded and recommended that the Village does not move forward with this project. The square footage of the building does not fit on the property, they were not favorable to the ingress and egress on Genesee Street in both directions and questioned the congestion for foot traffic.

There was a question regarding the drainage and Rome Gas, Inc. has prepared a storm water drainage report and we may have to have an engineer review the report. Mayor Butler stated that according to Mr. Tal all the water from the car wash goes directly into the sewer system. Another issue was if the car wash was being used and there was a fire would that reduce the PSI from the hydrants. He indicated the car wash would not interfere with the PSI from the hydrant. Mr. Williams stated that Rome Gas, Inc. will have a minimum two inch water service supply line if they keep the car wash. Mr. Williams stated that because Camillus is an MS4 community Rome Gas, Inc. will have certain perimeters that they will have to follow and he will have to get with Attorney Allan to determine these perimeters. He will have to maintain any runoff from that site. The water can not go in the sewer. They will have to install a reclaim water system on site which will reuse the water. When you pay for water that determines your sewer tax. This would be the most economical system for the applicant. The County is looking for ways to make the sewer tax more equitable. When people use the reclaim water system it uses the amount of water for four or five flushes per day. Trustee Yule asked Mr. Williams if he would give Rome Gas, Inc. a call as she is sure they don't know about a reclaim water system. Mr. Williams stated they should come to the Board with their final plan and the Board, Attorney Allan and he will review the final plan. Trustee Yule stated that they did prepare a decibel study

Mayor Butler stated that regarding the canceled public hearing , Mr. Tal canceled it because he implied the Village Board of Trustees could not make a decision. He stated

that they had all the information that was wanted by the Board. Mayor Butler stated it was clearly evident that he did not have everything ready. Trustee Yule stated she reviewed the minutes and all the questions that the Village Board had requested were there, but Mr. Tal was not prepared. She stated that now there are additional items that have been requested.

Mr. Williams stated that the Board is starting with new people. He does not know how much information Attorney Primo has sent on to the Board. He does not think Rome Gas, Inc. has not paid an application fee as yet for this project yet. He has not seen a true application. His office has been left out of the loop. Nothing formally has come before this Board other than sketch. The problem is that you are the Planning Board now by resolution. He feels that you should reconstitute the Planning Board because as a Village Board you have enough on your plates. He feels that Mr. Tal has to get the Village Board up to speed. He has to address every concern.

Attorney Allan asked if any engineer review the plan? Mr. Williams stated no, engineering is not in the budget this year. Trustee Stapleton asked if Onondaga County Planning's response come from an actual document sent from us somehow. Attorney Allan stated it would have had to come from the Village and that he had spoken to Attorney Primo and was promised that Attorney Primo he would send all the paperwork on Rome Gas Inc.

Mr. Williams suggested that before there is a Public Hearing you may want to hold a work session with Mr. Tal.

Mayor Butler stated she will contact Steve Primo to get the paperwork and when Attorney Allan is up to speed on the project she will attempt to contact Mr. Tal and have a work session prior to the Public Hearing. If the Board determines Mr. Tal is not prepared after the work session then the Board can postpone the Public Hearing until a later date.

Trustee Palumbo recommended that we send Mr. Tal a copy of the Onondaga County Planning Board's recommendations so he could know that in advance the issues.

Attorney Allan stated that the new Village Board has a lot of work to do as well as the duties of the Planning Board. The functions that you are addressing with this application are actually functions of the Planning Board. You are biting off a lot of work not having a Planning Board with large projects ahead of you. You need to give some thought to reappointing the Planning Board. There is a lot of work to do. The Village Board will still have some oversight over what a Planning Board ultimately approves. You could consume all your time with these two big projects if you are not careful.

Mayor Butler asked the method of reappointing a Planning Board. Attorney Allan stated he would have to read the minutes to see how it was abolished. He stated the Village Board should try to think of people who have a background such as engineering or construction to sit on a Planning Board. There is no point in appointing people to the

Planning Board who are not strong enough to deal with these projects because they are big projects. They have to be strong enough to hold their positions and ask the right questions.

Mr. Williams stated that Attorney Primo prepared a very comprehensive document which is actually Local Law #1-2011 regarding a new zoning district entitled "Planned Development District (PDD). The law addresses issues such as the Main Street Corridor, characteristics of the buildings, design standards, streetscape elements, architectural elements, general design, color and finishes, signage, etc. Mr. Williams stated the Main Street Corridor runs from BL Bushes Funeral Homes right up to the Silver Dollar Grill. He feels that the Board did not communicate what the Village Board wants, but we have the law in place. Trustee Stapleton requested a copy of this document. Trustee Palumbo stated this law will prevent a developer to put up a structure that does not fit and keep the nature of what we are trying to do in the Village.

A discussion was had because the Code Books were not kept up to date with General Code Publisher. Since 2007 no money was put in the budget to print the laws for the code books. Mr. Williams stated the code book is just a cut and past document at this time.

Mayor Butler asked if there were any questions or concerns from the Board. There were none.

PUBLIC COMMENTS

A gentlemen from the audience asked how you are going to enforce you garbage code and have it honestly collected through the Village and collect the \$39,000 that you have not had. Mayor Butler stated she can not answer that question at this time.

A gentlemen from the audience asked if the Board was still talking about purchasing a new fire truck for the Camillus Fire Department. Mayor Butler stated nothing has come to here regarding a new fire engine.

Trustee Stapleton asked the procedure to find out when a meeting is called. Mayor Butler stated that she E-mailed the Board. No one received the E-mail.

Mr. Joel Redmond of 105 Timber Ridge Drive addressed the Board asking how the Board notifies the public when it has a project starting. Mayor Butler stated we are working on to improve communications. Clerk/Treasurer Norcross stated that if there is a meeting that is a Public Hearing the notice has to be published and posted. She would put the notice in three places, on the window in the Village Hall, at the bank and at the library. Trustee Yule stated that these issues would come up at one meeting and be on the agenda after that.

Mr. Redmond also asked about what the Village of Camillus has to do in terms of financial statement. The Clerk/Treasurer stated that when the Annual Year End Financial

statements are completed and submitted a notice goes in the paper stating that anyone can come to the Village Hall and review the statements.

Mr. Robert Schultz of 202 Timber Ridge Drive stated no disrespect for Sharon Norcross but a while back last month it was published that Mayor Butler was eliminating the deputy clerk position and that would save \$12,000. Now that Sharon is hired is she is going to have an assistance. I hear that Sharon will qualify for GASBY in another year and you will have to pay her health care and her husbands also.

Mayor Butler stated Sharon has come on and is making less money than the last Clerk/Treasurer because she is not getting the 2% increase. Sharon has the right like the other employee to have the health insurance benefits. Could there be an increase with her husband yes. Also, the employees are contributing more towards their health insurance benefits this year. Sharon is not getting a deputy.

Upon motion of Trustee Stanton, seconded by Trustee Eckert and unanimously the meeting adjourned at 4:02 p.m.

Sharon Norcross
Village Clerk/Treasurer